

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – October 21, 2009

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, October 21, 2009, at the Township Municipal Building, Rte 715, Brodheadsville, PA by Larry Smith.

Present: Dave Gordon, Dave Johnson, Larry Smith, Dick Rodenbach, Chris Eckert, Nick Caprioli, Atty. Tim McManus, Engineer Chris McDermott, David Albright (Township Manager) and Cathy Martinelli (Office Manager).

Absent: Matt Connell.

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

Minutes. On motion made by Dick Rodenbach, seconded by Dave Johnson, it was voted to approve the minutes of September 16, 2009 meeting, as distributed. (6-0)

Submittals:

Crumb, David (Minor Subdivision/Lot Line Adjust) Niclaus Engineering. Engineer McDermott said everything is in order for acceptance. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (6-0) (Plan date 10/5/09) **(90-day review ends 1/21/09)** (SEO: no testing or planning required)

Green, William III (Minor Subdivision) George Collura, PLS. Engineer McDermott said everything is in order for acceptance. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (6-0) (Plan date 9/30/09) **(90-day review ends 1/21/09)** (SEO: testing on remaining lands compete, request for planning & non-building declaration not submitted)

Plan Review:

Hottenstein, Ester Estate (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to table this plan. (6-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) **(open ended waiver 1/26/07)** (Rev. 1/8/07) (SEO: planning module must be updated)

Applegate Land Development (Prelim Land Dev) RJD Engineering. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to table this plan. (6-0) (Plan date 6/7/99) (Accepted 10/17/07) **(open ended waiver 12/20/07)** (Rev. 2/8/08, 11/20/08) (SEO: testing complete no planning required. The plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances maybe maintained. Soil probes and perc tests should be accurately located).

Liquid Fence Facility (Land Development Plan) Borton-Lawson. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to table this plan tonight. (6-0) (Plan date 6/30/08) (Accepted 7/16/08) (**open ended waiver 10/8/08**) (SEO: planning module ready for approval)

Regency Plaza. (Revised Preliminary Plan) Keystone Engineers. Engineer Eric Snyder and Atty. Marshall Anders were present on behalf of this plan. Engineer McDermott's review letter dated October 21, 2009 was discussed. It was asked that this plan be tabled tonight. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to table this plan tonight. (6-0)(Plan date 3/2/09)(Accepted 3/18/09) (**open ended waiver 5/20/09**) (Rev. 8/4/09, 10/5/09) (SEO: under review by the Township Solicitor)

Heller, Larry & Kathleen (Minor Subdivision) Brian Courtright. Engineer McDermott's comment letter dated October 7, 2009 was reviewed. A brief discussion ensued and on motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan tonight. (6-0) (Plan date 12/18/08) (**90-day review ends 12/16/09**) (SEO: planning module under review)

CVS Pharmacy, LLC. (Land Development Plan) Bohler Engineering. Eric Schock and Joel DelliCarpini were present on behalf of this plan. Engineer McDermott's review letter dated October 7, 2009 was reviewed. A brief discussion ensued and it was the recommendation of the Commission to include sidewalks on the plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (6-0)(Plan date 8/29/09) (**90-day review ends 12/16/09**)(SEO: testing results and a comprehensive plan have not been submitted)

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval:

Merwine, Connie (Major Subdivision & LDP) Keystone Engineers. Helen Beers, SEO recommended conditionally approving this Planning Module subject to confirming that the sewage area is out of the setbacks. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to recommend conditionally approving this module, subject to satisfactorily addressing the location outside of the setback area. (6-0)

Plans to be Signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to adjourn at 8:30 p.m. (6-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary